

**Lakewood Development Corporation**  
**August 2, 2022**  
**Meeting Minutes (via live stream)**

**Call to Order** – A. Muller, Chairman 4:40pm

Announcement of Meeting in Compliance with the Sunshine Law.

Adequate notice of this meeting has been provided in accordance with the provisions of the Senator Byron M. Baer Open Public Meetings Act, Chapter 231 P.L. 1975, 10:4-12a, by notice published in the Asbury Park Press and by posting of same in the office of the Municipal Clerk, Office of the Lakewood Development Corporation and upon the public bulletin board of the Lakewood Municipal Building.

**Roll Call:**

**Present:** A. Akerman (via phone), R. Coles, L. Gold (via phone), M McNeil (5:15pm)  
A. Muller, and R. Weisberg (via phone)

**Also Present:** *S. Kean, Corporate Counsel, D. Klein, Executive Director, and Staff members Anita Doyle and Joan Wilkes*

**Absent:** E. Rennert and alternate P. Donnelly

**Flag Salute**

**Motion** – L. Gold/R. Coles

To accept the minutes from the meeting held June 7, 2022

**All in favor**

**Motion carried**

**Old Business:**

David Klein informed the board that Kevin Zelinsky and Chris Gross from Remington Vernick were in attendance to update the members on the UEZ remapping. They provided a visual of the Zone map with an overlay of the various areas through Lakewood. Residential areas that would come out, areas that may not have been in the zone before that should be. Exempt areas like the Baseball Stadium that the township may want to include. Discussion followed with members being informed that we should maximize the mapping area and then the township can review to see if they need to remove any areas.

Skip Bauer, of Mohel, Elliot, Bauer & Gass, the LDC's auditor was in attendance to address recommendations and answer any questions. He informed the board that LDC holds properties that are now parking lots and suggests transferring those properties to the Township. R. Coles instructed the Executive Director to discuss the is the Township Manager first.

The second item Skip wanted to address the non-performing loans that have on our books for several years. Discussion followed with suggestion not to write off any of those loans but to file judgements.

**New Business:**

The Director informed the board per UEZ legislation, a municipality can spend up to \$125,000 to hire consultant for the 5 Year Plan. A resolution is on the agenda 22-08-3 to authorize submission of letter of request to UEZA. The LDC has received a request from the township for permission to utilize property known as 250 Main Street as a temporary parking lot to divert traffic and Resolution 22-08-4 is on the agenda to grant the permission.

**Report of Corporate Counsel:**

For Closed Session

**Directors Report:**

The Executive Director read for the record the financial report summary. Informed the board members that the UEZ project submissions are still pending. He received letter from State for the FY23 the allocation for Lakewood is 5.2 million plus the 700,000 left for FY22.

The Director stated Resolution 22-08-2 is to memorialize the subordination of a mortgage with Payper Payroll he reviewed all documentation and the loan to ration value is 62%.

**Committee Reports:**

No reports

**Public Comment:**

Vice Chairman was informed no emails or regular mail received.

**Trustees Comments:**

None

**Chairman's Comments:**

None

**Motion:** R. Coles/Rabbi Weisberg

To Accept Resolution 22-08-1 Accepting the 2021 Audit

Roll Call

All in favor

Motion carries

**Motion:** R. Coles/A. Akerman

To Accept Resolution 22-08-2 Subordination of Mortgage for PayPer Payroll

Roll Call

All in favor

Motion carries

**Motion:** R. Coles/Rabbi Weisberg

To Accept Resolution 22-08-3 Authorizing Letter of Request for 5 Year Plan  
Roll Call

All in favor

Motion carries

**Motion:** R. Coles/M .McNeil

To Accept Resolution 22-08-4 Authorizing use of LDC Property  
Roll Call

All in favor

Motion carries

**Motion:** R. Coles/M. McNeil

To Accept Resolution 22-08-5  
Roll Call

All in favor

Motion carries

**Motion:** R. Coles/Rabbi Weisberg

To enter Closed Session

5:28 pm

**Motion:** A. Muller/R. Coles

To move to Open Session

5:34 pm

**Motion:** R. Coles/ M. McNeil

To Adjourn

All in favor

5:36 PM